



**PLANNING COMMISSION
BOARD OF ADJUSTMENT
MEETING AGENDA
WEDNESDAY, MAY 6, 2015**

**Joshua Oehler, Chairman
Kristofer Sippel, Vice Chairman**

**David Blaser
Carl Bloomfield
David Cavenee**

**Brent Mutti
Jennifer Wittmann
Todd Hall, Alternate**

**Gilbert Municipal Center
Council Chambers
50 E. Civic Center Drive
Gilbert, Arizona**

**Study Session: 5:00-6:00 p.m.
Regular Meeting: 6:00 p.m.**

TIME	AGENDA ITEM	ACTION
5:00 P.M.	CALL TO ORDER STUDY SESSION	
	1. GP15-01 - Copper Landing - Request for a Minor General Plan Amendment to change the land use classification of approximately 14.3 acres of real property generally located southeast of the southeast corner of Guadalupe and McQueen Roads from Community Commercial to Residential >5-8 DU/AC land use classification; Z15-02 - Copper Landing - Request to rezone approximately 14.3 acres of real property generally located southeast of the southeast corner of Guadalupe and McQueen Roads from Community Commercial (CC) to Single Family Detached (SF-D) with a Planned Area Development (PAD) overlay zoning district. Nichole McCarty (480) 503-6747	
	2. Z15-08 - DeRito Spectrum - Request to amend Ordinance Nos.1403, 1629 and 2321 San Tan Estates Planned Area Development (PAD) and generally located at the southeast corner of Val Vista Drive and Queen Creek Road from approximately 24.93 acres of Shopping Center (SC) zoning district with a Planned Area Development overlay to approximately 24.93 acres of Shopping Center (SC) zoning district with a Planned Area Development overlay and to amend conditions of development in the DeRito Spectrum Planned Area Development (PAD) Amy Temes (480) 503-6729	
	3. UP15-05 - TruWest Credit Union - A conditional use permit to allow a bank on approximately 1.14 acres of real property located at 64 E. Pecos Road, east of the northeast corner of E. Pecos Road and S. Gilbert Road, in the Neighborhood Commercial (NC) zoning district with a Planned Area Development overlay. Bob Caravona (480) 503-6812	

TIME	AGENDA ITEM	COMMISSION ACTION
	<p>4. Z15-10 - Commons at the Square - Request to amend Ordinance Nos. 427, 617, 725, 1287, 1689, 1708 and 2430 to amend the conditions of development within the Settler's Point Planned Area Development (PAD) for approximately 14.4 acres of real property generally located Civic Center Drive west of Gilbert Road, zoned Multi-Family / Medium (MF/M) with a Planned Area Development overlay. Amy Temes (480) 503-6729</p>	
	<p>5. GP15-04 - Avilla Town Square - Request for minor General Plan Amendment to change the land use classification of approximately 16.15 acres of real property generally located east of the northeast corner of Gilbert Road and Warner Road from 0.11 acres of Residential > 2-3.5 DU/ acre and 16.04 acres of General Commercial (GC) land use classifications to 0.43 acres of Public Facility/ Institutional (PF/I) and 15.72 acres of Residential > 8-14 DU/ acre land use classifications; Z15-09 - Avilla Town Square: Request to rezone approximately 16.15 acres of real property generally located east of the northeast corner of Gilbert Road and Warner Road from 0.11 acres of Single Family 7 (SF-7) and 16.04 acres of General Commercial (GC) zoning district to 0.43 acres of Public Facility/ Institutional (PF/I) zoning district and 15.72 acres of Multi-Family Low (MF/L) zoning district with a Planned Area Development overlay. Nathan Williams (480) 503-6805</p>	
	6. Discussion of Regular Meeting Agenda	
	ADJOURN STUDY SESSION	
6:00 P.M.	CALL TO ORDER REGULAR MEETING	
	ROLL CALL	
	7. APPROVAL OF AGENDA	
	<p>8. COMMUNICATIONS FROM CITIZENS</p> <p>At this time, members of the public may comment on matters not on the agenda. The Commission's response is limited to responding to criticism, asking staff to review a matter commented upon, or asking that a matter be put on a future agenda.</p>	
	RECESS PLANNING COMMISSION	
	CONVENE BOARD OF ADJUSTMENT	
	<p>9. Minutes - Consider approval of the minutes of the Board of Adjustment Meeting of April 1, 2015</p>	Discussion; possible action by MOTION

TIME	AGENDA ITEM	COMMISSION ACTION
	ADJOURN BOARD OF ADJUSTMENT AND RECONVENE PLANNING COMMISSION	
	PUBLIC HEARING (CONSENT) Consent Public Hearing items will be heard at one Public Hearing. After the Consent Public Hearing, these items may be approved by a single motion. At the request of a member of the Commission or Staff, an item may be removed from Consent Calendar and may be heard and acted upon separately. Other items on the agenda may be added to the Consent Public hearing and approved under a single motion.	
	10. UP15-01 - Verizon PHO-Neely - Request to approve a Conditional Use Permit for approximately 0.02 acres (1207 sq. ft.) of real property located at 911 S. Lindsay Road, on the southeast corner of Warner and Lindsay Roads, to permit a Wireless Communication Facility for Verizon Wireless (75 foot high monopine) in the Shopping Center (SC) zoning district with a Planned Area Development (PAD) overlay. Nichole McCarty (480) 503-6747	Hearing; discussion; possible action by MOTION
	11. UP15-03 - Verizon PHO-Kiwi - Request to approve a Conditional Use Permit for approximately .013 acres (570 sq. ft.) of real property located at 2570 S Val Vista Drive in the Shoppes at Val Vista Shopping Center to permit a Wireless Communication Facility (55-foot high monopalm) in the Regional Commercial (RC) Zoning District with a Planned Area Development (PAD) overlay. Nathan Williams (480) 503-6805	Hearing; discussion; possible action by MOTION
	PUBLIC HEARING (NON-CONSENT) Non-Consent Public Hearing items will be heard at an individual public hearing and will be acted upon by the Commission by a separate motion. During the Public Hearings, anyone wishing to comment in support of or in opposition to a Public Hearing item may do so. If you wish to comment on a Public Hearing Item you must fill out a public comment form, indicating the item number on which you wish to be heard. Once the hearing is closed, there will be no further public comment unless requested by a member of the Commission.	
	12. UP15-04 - Fox Cigar Bar - Request to approve a Conditional Use Permit for a portion of a multi-tenant building existing on approximately 2.67 acres of real property located at 1464 E. Williams Field Road, Suite 104, to allow a Stand Alone Smoking Lounge in the Shopping (SC) zoning district with a Planned Area Development (PAD) overlay. Nichole McCarty (480) 503-6747	Hearing; discussion; possible action by MOTION

TIME	AGENDA ITEM	COMMISSION ACTION
	13. Z15-01 - Accelerated Gilbert Power - Request to rezone approximately 2.14 acres of real property generally located at the northwest corner of Power and Nunneley Roads from Maricopa County Airport District Two (AD-2) zoning district to Town of Gilbert Regional Commercial (RC) zoning district. Jordan Feld (480) 503-6748	Hearing; discussion; possible action by MOTION
	14. GP15-03 - Gilbert Skilled Nursing Facility - Request for a Minor General Plan Amendment to change the land use classification of approximately 5.04 acres of real property generally located at the northwest corner of Rome and Melrose Streets from 5.04 acres of Business Park Land Use Classification to 5.04 acres of General Office Land Use Classification. Amy Temes (480) 503-6729.	Hearing; discussion; possible action by MOTION
	15. Z15-07 - Gilbert Skilled Nursing Facility - Request to amend Ordinance No. 1813 pertaining to the Val Vista 160 and Germann Planned Area Development (PAD) by removing from the Val Vista 160 and Germann PAD approximately 5.04 acres of Business Park (BP) zoning district, with a Planned Area Development (PAD) overlay, generally located at the northwest corner of Rome and Melrose Streets; approving the Development Plan for the Gilbert Skilled Nursing Planned Area Development; and changing the zoning classification of said real property from approximately 5.04 acres of Business Park (BP) zoning district, with a Planned Area Development overlay acres of General Office (GO) zoning district, with a Planned Area Development overlay. Amy Temes (480) 503-6729.	Hearing; discussion; possible action by MOTION
	16. Z14-15-E - Request to amend the Town of Gilbert Land Development Code, Chapter 1 <u>Zoning Regulations</u> , Division 5 <u>Administration</u> , Article 5.1 <u>Planning Administration</u> , Section 5.108 <u>Design Review Board</u> related to board membership requirements; and Article 5.6 <u>Design Review</u> , Section 5.602 <u>Procedures and Responsibilities</u> related to administrative design review for building expansions and subdivision open space plans. Catherine Lorbeer (480) 503-6016	Hearing; discussion; possible action by MOTION
	ADMINISTRATIVE ITEM	
	17. Minutes - Consider approval of the minutes; Study Session & Regular Meeting of April 1, 2015	Discussion; possible action by MOTION
	COMMUNICATIONS	
	18. Report from Chairman and Members of the Commission on current events.	
	19. Report from Council Liaison	

TIME	AGENDA ITEM	COMMISSION ACTION
	20. Report from Planning Services Manager on current events.	
	ADJOURN	MOTION to Adjourn

Persons needing any type of special accommodation are asked to notify the Town Clerk's Office at 503-6871 at least 72 hours prior to the meeting.

The next meeting of the Planning Commission is a Regular Meeting, Wednesday, June 3, 2015, 6:00 p.m., Gilbert Municipal Center, Council Chambers, 50 E. Civic Center Drive, Gilbert, AZ

NOTICE TO PARENTS: Parents and legal guardians have the right to consent before the Town of Gilbert makes a video or voice recording of a minor child A.R.S. §1-602.A.9. Gilbert Planning Commission Meetings are recorded and may be viewed on Channel 11 and the Gilbert website. If you permit your child to participate in the Commission Meeting, a recording will be made. If your child is seated in the audience your child may be recorded, but you may request that your child be seated in a designated area to avoid recording. Please submit your request to the Town Clerk at 503-6871.